



Village of Tannersville Downtown Revitalization Initiative

Local Planning Committee Meeting #4

May 9, 2022



**Downtown
Revitalization
Initiative**

Welcome!

Note that this meeting is being recorded.
The recording and this presentation will be posted online at www.TannersvilleDRI.com.

Tannersville DRI LPC Meeting Ground Rules

How to join virtually if not in-person:

- LPC members (Panelists) should enter using the Zoom link that was shared with them last week.
- Members of the public may join using the Attendee link.

LPC Meetings are meant to be working sessions of the LPC.

- These meetings are open to the public, but are not intended as interactive public workshops.
- The public is welcome to observe committee meetings and can comment during the final 15 minutes of the meeting. People attending online can leave comments in the chat, and these comments will be shared at the end of the meeting.

How to get involved:

- We want to hear from you! There will be many other ways for community members to get involved.
- Visit the Tannersville DRI website to send comments: www.TannersvilleDRI.com
- There will be two more public workshops and additional online opportunities to provide feedback. Keep an eye on the website for more details.

Conflicts of Interest and Recusal

Each Local Planning Committee Member is reminded of their obligation to disclose potential conflicts of interest with respect to any of the projects that may be discussed today. If you have a potential conflict of interest regarding a project you believe will be discussed during the meeting, please disclose it now and recuse yourself from any discussion or vote about that project. For example, you may state that you, or a family member, have a financial interest in the project, or you are on the board of the organization proposing the project.

Please inform the co-chairs during the meeting if the need to disclose a conflict arises unexpectedly, and of course then recuse yourself from discussion or voting on the project.

Agenda

- 1 Welcome, Project Status, and Timeline**
- 2 Community Engagement Update**
- 3 Project Evaluation Template**
- 4 Discussion of Potential DRI Projects**
- 5 Next Steps**
- 6 Public Comments**

Local Planning Committee

Lee McGunnigle Mayor of Tannersville

Todd Erling Hudson Valley AgriBusiness Development Corporation

Melissa Auf der Maur Director, Basilica Hudson & Hudson River House

Jeff Friedman President/Executive Director, Greene County Chamber of Commerce

Ryan Chadwick Owner of Boathouse Restaurant

Harout Dermenjian Local Resident & Owner of Vineyard at Windham

Nate Jones Superintendent, Tannersville/Hunter School District

Daniel King Executive Director, Royce Family Fund

Sarah Slutzky Director of Skier Services, Hunter Mountain

Christopher Streich B&B Owner/ Financial Advisor

Gregory Thorpe Owner, Thorpe's GMC

Jennafer VanValkenburgh Owner, High Mark Builders

Maureen Garcia Director, Mountain Top Library

Anita Goodrich Doctor

New York State and Consultants

New York State

Lesley Zlatev, NYS Department of State

Crystal Loffler, NYS Homes and Community Renewal

Darren Scott, NYS Homes and Community Renewal

Michael Yevoli, NYS Empire State Development

Heidi Pasos, NYS Empire State Development

Lori Borowiak, NYSERDA

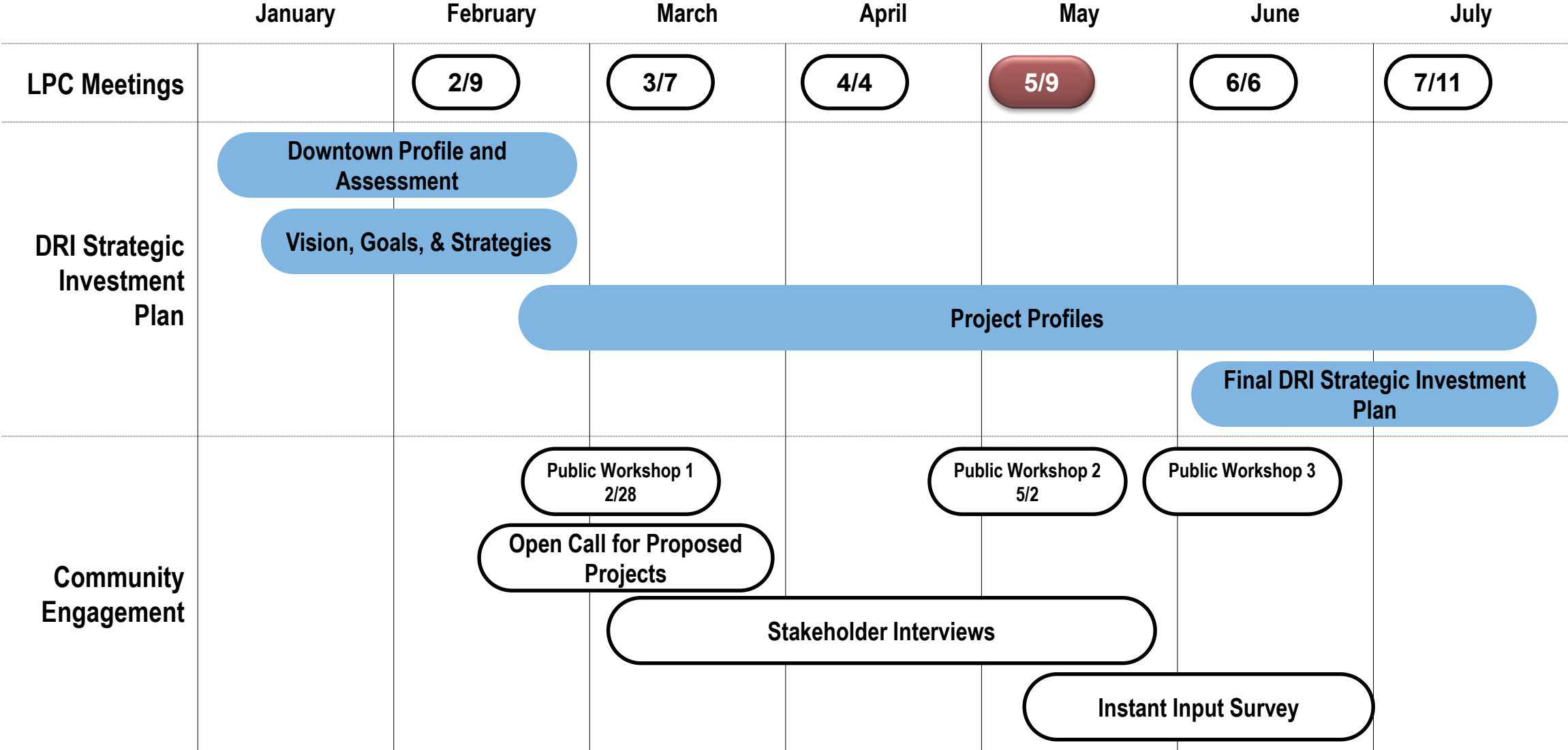
BFJ Planning

Susan Favate, Principal

Noah Levine, Associate Principal

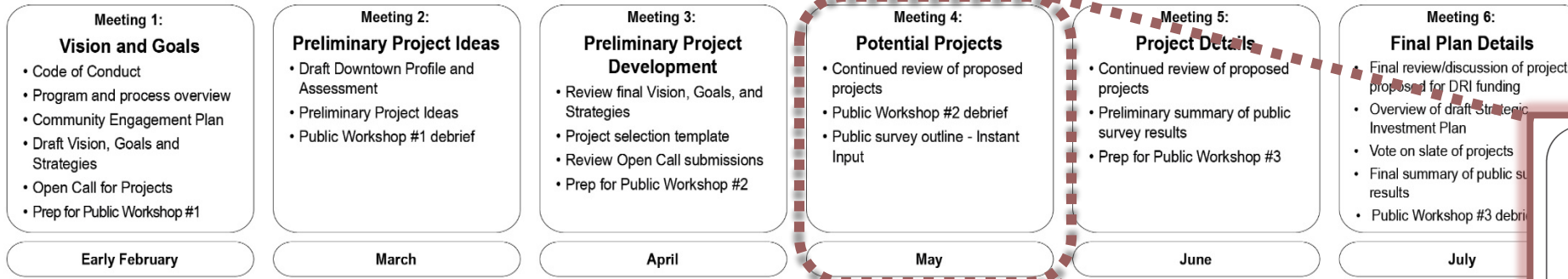
Silvia Del Fava, Senior Planner

Project Timeline



Meeting Schedule

Local Planning Committee Meetings



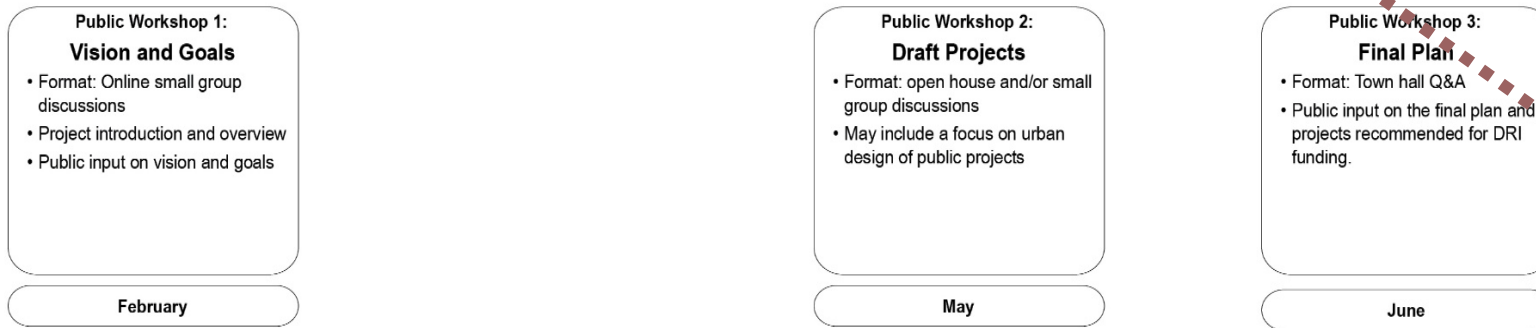
Meeting 4:

Potential Projects

- Continued review of proposed projects
- Public Workshop #2 debrief
- Public survey outline - Instant Input

May

Community Engagement Events



Additional Community Outreach





Community Engagement Update

Public Workshop #2

Approximately 90 attendees

Format:

- Presentation
- “Open house” stations with boards & and interactive design station
- Report-back session

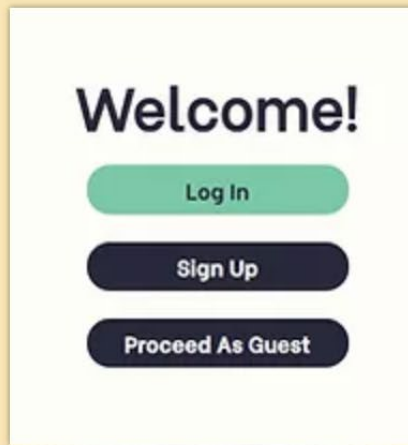
Summary to come



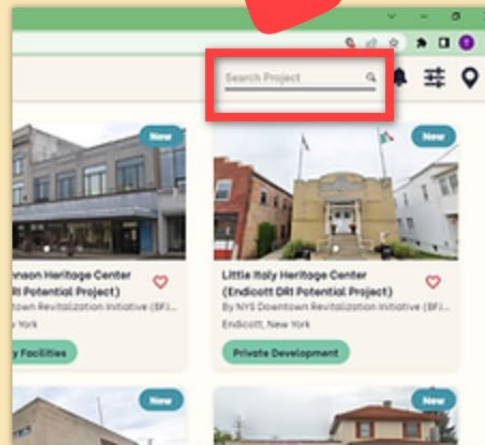
Provide Your Input on the Proposed Projects Through the Interactive Survey

Click **HERE** to open the survey then follow the steps below:

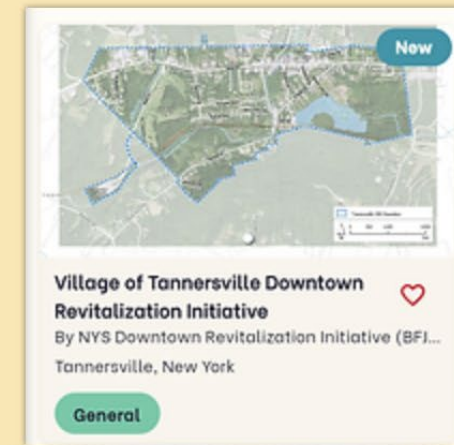
STEP 1:
Sign Up or Proceed
as a Guest



STEP 2:
Search for "Tannersville"
in the Search Project tab



STEP 3:
Click on the Tannersville
DRI Project to start the
survey!



Discussion of Potential DRI Projects



Project Evaluation Template

Objective

- Provide the LPC with a preliminary tool to begin considering which projects would have the greatest impact.
- Rates each project on five criteria to evaluate the relative impact of each project.
- Offers **subjective** guidance on the potential economic impact and community benefits that each project could provide.

Homework for the LPC

- Use the project evaluation template to provide your notes, comments, and ratings for each project.

Project Selection Criteria

1

Feasibility/Project Readiness

- Readiness to start in the short term
- Other funding sources are secured
- Clarity of site control & regulatory steps
- Capacity of project sponsor to complete the project
- Capacity of project sponsor to ensure ongoing sustainability of operations and maintenance

2

Alignment with State and Local Goals

- The project achieves the State's goals for the DRI program and Tannersville's DRI goals

Cost Effectiveness

- Proportion of total DRI funds relative to impact
- Demonstrated need for DRI funds and leverage of other public and private funds
- Appropriateness of DRI as a funding source

Co-Benefits

- Provides secondary benefits to the community.
- Environmental, historic preservation, attracts new residents and businesses, urban design and beautification

Catalytic Effect

- The project is likely to have a transformative impact
- The project will attract other public and private investment

Public Support

- Community feedback at public workshops, pop-up events, and the public survey

Ground Rules for DRI Project Evaluation

For all potential DRI Projects

- Tannersville has a limited amount of funding through the DRI program—not every project will be funded.
- Some related projects may be combined together.
- Project details will be refined in coordination with the project sponsor.

Proposals by LPC members

- During discussion of projects, LPC members with conflicts of interest may provide factual information, but otherwise must not advocate on behalf of their own projects.
- Must recuse themselves from the project selection process with regard to their own projects.

Spruce Street Affordable Housing Project

Overview

New development of 60-70 mixed-income, workforce housing units of energy-efficient apartments.

Updates & Questions

- Acquisition of property secured by Village
- Rezoning required
- Strong public support
- Dependent on grant from HCR (awarded after DRI)



Goal 1: Workforce Housing

Location

55 Spruce Street

Sponsor

RUPCO

Funding / Cost

DRI Funding	\$2.5M
Other Funding	\$27.7M
Total Cost	\$30.2M

Rip Van Winkle Building Mixed Use

Overview

Renovation of existing building with ground floor retail and 5 apartments plus new development of 5 modular townhomes.



Updates

- Summer pop-up before long-term commercial tenant is identified
- Consolidated off-street parking - some details to be worked out.



Goal 1: Workforce Housing

Location

6017 Main Street

Sponsor

David and Lauren Kashman

Funding / Cost

DRI Funding	\$1.1M
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Other Funding \$1.6M

Total Cost \$2.7M

Country K Mixed Use

Overview

Renovation of existing mixed-use building. 4 residential units on upper floors (currently vacant, poor condition). Renovation of ground-floor Kosher grocery and pizzeria.



Updates/questions

- Increased residential units from 2 to 4
- Funding updated to comply with matching requirements
- Willing to keep open year-round
- Is cost enough to fully rehabilitate building

Goal 1: Workforce Housing

Location

5969 Main Street

Sponsor

Kalman Emanuel

Funding / Cost

DRI Funding	\$128K ↓
Other Funding	\$192K ↑
Total Cost	\$320K

The Mansion House at Alfie's Renovation and Apartments

Overview

Renovation of existing building from B&B to long-term rental units.

- Reconfiguration of space to build 5 units in the main building
- One unit in a separate cottage (foundation work)



Updates & Questions

- Not Eligible – Appropriate for Downtown Fund.

Goal 1: Workforce Housing

Location

5988 Main Street

Sponsor

Chris Streich

Funding / Cost

DRI Funding	\$46K
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Other Funding	\$69K
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Total Cost	\$115K
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Orpheum Performing Arts Center

Overview

Equipment upgrades; construction of a dance studio; streetscape, entrance/facade enhancements.



Updates & Questions

- **Funding updated – reduced total project cost (removed renovation of artists residence units)**
- **Will increase programming from 20 to 40 annual performances**
- **Sponsor pursuing green building grant from NYSERDA**

Goal 2: Shopping, Dining, Arts Destination

Location

5980 Main Street

Sponsor

Catskill Mountain Foundation

Funding / Cost

DRI Funding	\$1.75M ↓
Other Funding	\$1.75M
Total Cost	\$3.5M ↓

Painted Village Festival Venue

Overview

Creation of a year-round festival venue at the Colonial Golf Park.

Updates & Questions

- **Reduced DRI scope through multi-phased approach:**
 - **Phase 1: Critical elements in Tannersville DRI**
 - **Phase 2: Attractions (stage, clubhouse, playground, etc.)**
 - **Phase 3: Trails and glamping (Town of Hunter)**
- **Dependent on CFA Fund (awarded before DRI)**
- **Other funding to be sought for full implementation**
- **Public concerns about impacts (i.e. traffic on Raspberry Lane)**
- **Need details on anticipated schedule of events**



Goal 2: Shopping, Dining, Arts Destination

Location

Colonial Golf Park at 6245 Main St

Sponsor

Hunter Foundation

Funding / Cost

DRI Funding	\$1.5M	↓
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Other Funding **\$2.35M** ↓

Total Cost **\$3.85M** ↓

Revitalize Mixed-Use Site at 5950 Main Street

Overview

Renovation of 5950 Main Street for residential and retail purposes.

- Add two units in the back of the retail on the ground floor.
- Reconfigure ground floor for more efficient retail space.
- Structural, insulation, plumbing, mechanical, and electrical work.



Updates & Questions

- **Confirmed that housing prioritized for Scribner's employees**
- **Ground floor retail combined into counter service restaurant**

Goal 2: Shopping, Dining, Arts Destination

Location

5950 Main Street

Sponsor

Scribner's Lodge

Funding / Cost

DRI Funding	\$644K
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Other Funding	\$966K
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Total Cost	\$1.6M
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Revitalize Mixed-Use Site at 5959 Main Street

Overview

Renovation of 5959 Main Street for residential and retail purposes.

- Renovate two upper-floor units.
- Reconfigure ground floor retail space and parking lot improvements.
- Structural, insulation, plumbing, mechanical, and electrical work.



Updates & Questions

- **Rehab but no new space/units created**
- **Housing prioritized for Scribner's employees**

Goal 2: Shopping, Dining, Arts Destination

Location

5959 Main Street

Sponsor

Scribner's Lodge

Funding / Cost

DRI Funding	\$367K
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Other Funding	\$550K
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Total Cost	\$917K
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Revitalize Mixed-Use Site at 5975 Main Street

Overview

Demolition and reconstruction of 5975 Main Street for residential and retail purposes.

- Substantial structural issues, including foundation, require demolition and reconstruction.



Updates & Questions

- **Open year-round (100+ seating)**
- **Housing prioritized for Scribner's Employees**

Goal 2: Shopping, Dining, Arts Destination

Location

5975 Main Street

Sponsor

Scribner's Lodge

Funding / Cost

DRI Funding	\$1.4M
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Other Funding	\$2.0M
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Total Cost	\$3.4M
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Revitalize Mixed-Use Site at 6062 Main Street

Overview

Renovation of existing mixed-use building.

- Convert pizza shop into a coffee shop / cocktail bar.
- Update upper floor units and exterior finishes.
- 3 residential units on upper floors (currently vacant, poor condition).



Updates

- **Rehab only - not increasing # of units or new space**
- **Housing prioritized for Scribner's Employees**

Goal 2: Shopping, Dining, Arts Destination

Location

6062 Main Street

Sponsor

Scribner's Lodge

Funding / Cost

DRI Funding	\$155K
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Other Funding	\$232K
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Total Cost	\$387K
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Pancho Villa's Renovation

Overview

General upkeep and renovation of the mixed-use building.

- Siding, roof, insulation and flooring work.
- Renovation of third floor units (currently vacant).

Updates

- **Recommended for Downtown Fund: Below the \$100K DRI threshold.**
- **Deferred maintenance?**



Goal 2: Shopping, Dining, Arts Destination

Location

6037 Main Street

Sponsor

Oscar and Patricia Azcue

Funding / Cost

DRI Funding	78K
Other Funding	117K
Total Cost	\$195K

Jessie's Harvest House Renovation

Overview

Indoor and outdoor dining area expansion to accommodate special events and community meetings.



Updates & Questions

- Dining room will replace existing hotel rooms
- Is it transformative? Can project be more robust?
- Potentially Downtown Fund project

Goal 2: Shopping, Dining, Arts Destination

Location

5819 Main Street

Sponsor

Sarah Slutzky

Funding / Cost

DRI Funding	\$120K
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Other Funding	\$180K
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Total Cost	\$300K
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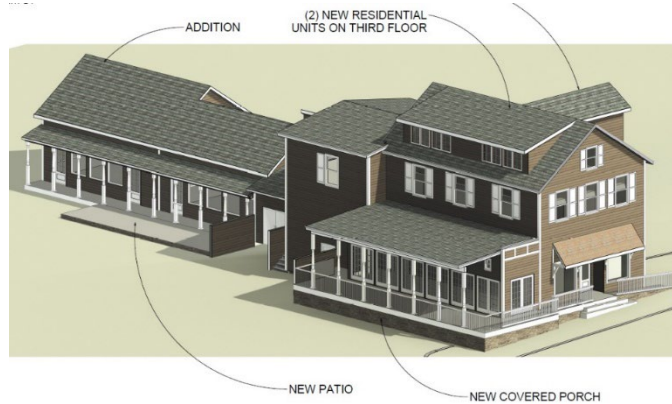
Tap Room/Pizzeria & Short-Term Rentals

Goal 2: Shopping, Dining, Arts Destination

Overview

Tap room, community event space and four rental units.

- Renovation of existing building and parking lot
- Small extension for community event area
- Lodging on upper floors



Updates & Questions

- Acquisition anticipated in June
- Captain Lawrence Brewery as operator: clear commitment?
- 2 apartments long term and 2 short-term studios

Location

6014 Main Street

Sponsor

DLVR Solutions

Funding / Cost

DRI Funding	\$620K
Other Funding	\$930K
Total Cost	\$1.6M

Astor House Renovation

Overview

Exterior improvements of mixed-use building.

- Improvements and new windows and siding to preserve historic style.



Updates & Questions

- **Rehab only – No change to use/tenancy**
- **Downtown improvement fund project?**
- **Low match.**

Goal 2: Shopping, Dining, Arts Destination

Location

5980 Main Street

Sponsor

Hunter Foundation

Funding / Cost

DRI Funding	\$227K
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Other Funding	\$51K
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Total Cost	\$278K
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Melour Resort Play Center and Conference Room

Goal 2: Shopping, Dining, Arts Destination

Overview

Conference room construction and addition of a soft play structure in an existing room.

- Community members could rent the play center for parties.



Updates & Questions

- Updates on construction details – conference room built over indoor pool (no new building)
- Public concerns about year-round access to the public.
- Is this project transformative?

Location

6302 Main Street

Sponsor

Shia Weiser

Funding / Cost

DRI Funding	\$126K
Other Funding	\$189K
Total Cost	\$315K

Mountain Top Library Projects

Overview

- Exterior door replacement (cost ranges \$89K).
- Art gallery creation (cost is \$1,200)
- Mural project (cost is \$8,000)



Updates & Questions

- **Potential inclusion into Downtown Improvement Fund?**
- **May have some funding from Hunter Foundation or Catskill Mountain Foundation.**

Goal 2: Shopping, Dining, Arts Destination

Location

6093 Main Street

Sponsor

Mountain Top Library

Funding / Cost

DRI Funding	\$98,200
Other Funding	?
Total Cost	\$98,200

Dispensary Wellness Project

Overview

Exterior and interior renovations of former Key Bank Building for recreational cannabis dispensary. Project includes sustainable and green energy measures.



Updates & Questions

- State has not funded cannabis uses in past (unlikely to be funded)
- Mixed public feedback

Goal 2: Shopping, Arts, Dining Destination

Location

6320 Main Street

Sponsor

Matthew Leach

Funding / Cost

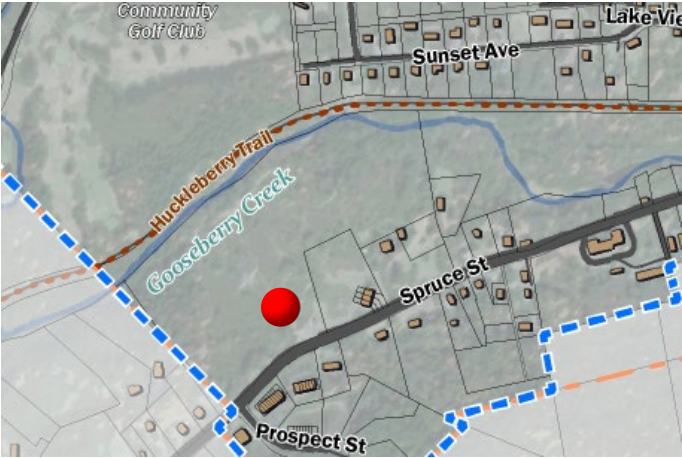
DRI Funding	\$190K
Other Funding	\$285K
Total Cost	\$475K

RV/Motor-Coach Park

Overview

Development of a RV/Motor-Coach Park on a 22.5-acre site on Spruce St.

- ~150 sites with water, electric, wifi hookups, and waste dump stations.
- Pavilion and pool.



Updates & Questions

- **Site plan issues: utilities, traffic.**
- **Negative public perception**

Goal 2: Shopping, Arts, Dining Destination

Location

178 Spruce Street

Sponsor

Matthew Leach

Funding / Cost

DRI Funding	\$774K
Other Funding	\$1.2M
Total Cost	\$1.9M

Top Shelf Renovation

Overview

- Renovation of mixed-use building.
- New roof, gutters, and rehabilitation of the back storage room.
 - Siding and repainting work.



Updates

- **Recommended for Downtown Fund: below the \$100K DRI threshold.**
- **Rehab only**
- **Sponsor could increase budget to \$155K total (including parking improvements)**

Goal 2: Shopping, Dining, Arts Destination

Location

5991 Main Street

Sponsor

Gina Guarino

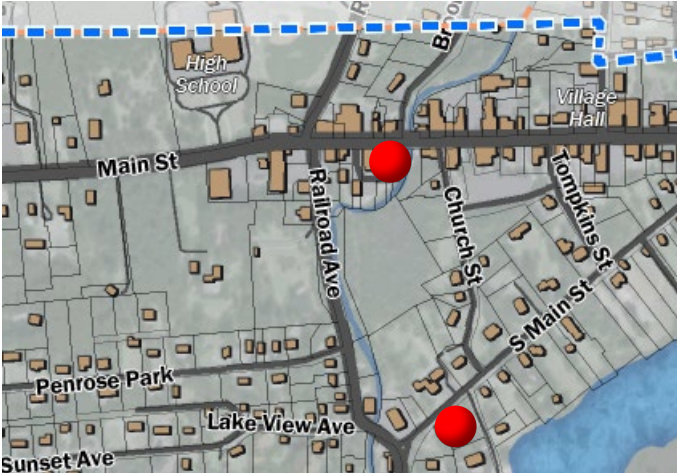
Funding / Cost

DRI Funding	\$45K
Other Funding	\$65K
Total Cost	\$110K

Hospitality Company

Overview

Creation of a hospitality and staffing company to implement culinary concepts at Tabla Restaurant. Plus Renovation of 125 S. Main St for housing.



Updates & Questions

- **Eliminated clubhouse**
- **Below the \$100K DRI threshold.**
- **Project unclear - Need more info on the type of project(s), the location(s), and ownership.**
- **Some proposed activities not eligible.**
- **Sponsor does not own parcels**

Goal 2: Shopping, Dining, Arts Destination

Location

6033 Main Street (Tabla building)
125 S. Main Street

Sponsor

David Schneider

Funding / Cost

DRI Funding	\$60K	↓
Other Funding	\$90K	↓
Total Cost	\$150K	↓

Green Mountain View Inn Renovation

Overview

Renovation of hotel rooms, lobby, dining and lounge areas, including exterior.



Updates

- Eatery open to public
- Deferred maintenance?
- DRI Match is off

Goal 2: Shopping, Dining, Arts Destination

Location

132 South Main Street

Sponsor

Charoises LLC (Kalman Emanuel)

Funding / Cost

DRI Funding	\$110K
Other Funding	\$120K
Total Cost	\$230K

Downtown Improvement Fund

Overview

This grant/loan allows the Village (or other implementing entity) to accept applications and award individual projects using a formal application and selection process developed by the community (LPC). Projects must align with the DRI vision.

Updates

- Discussion later in presentation
- Many projects could be included in this fund: some via the Open Call, others through expressions of interest.
- Matching and other requirements to be established by the LPC.
- Village to administer fund, details TBD.

Goal 2: Shopping, Dining, Arts Destination

Location

DRI Area

Sponsor

Village of Tannersville

Funding / Cost

DRI Funding	\$600K
Other Funding	TBD
Total Cost	TBD

Kaaterskill Trolley

Overview

New trolley hub with day parking or passengers, restrooms, an inside seating/waiting area, ticket counter, and storage for the trolleys (already purchased).

Updates & Questions

- Funding updated
- Need map of route in Tannersville
- Synergy with parking improvements at lake area



Goal 3: Connectivity & Sense of Place

Location

15 Railroad Avenue

Sponsor

Ryan Chadwick

Funding / Cost

DRI Funding	\$395K
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Other Funding **\$592K**

Total Cost \$986K

Village Connectivity Project

Overview

Sidewalk creation and pedestrian crossings. Locations:

- South Main Street to Spruce Street, with lake connections
- Tompkins Street from South Main Street to Main Street



Updates & Questions

- Sidewalks for Renwick and Raspberry taken out of DRI.
- May include additional improvements at parking areas near lake, TBD.
- Creek Trail to be included/considered
- Costs TBD

Goal 3: Connectivity & Sense of Place

Location

Various throughout DRI Area

Sponsor

Village of Tannersville

Funding / Cost

DRI Funding	\$1.7M
Other Funding	-
Total Cost	\$1.7M

Branding and Wayfinding Program

Overview

Develop a wayfinding program to make signage consistent and more visible, while including directional signage for new attractions.

Updates

- Total Cost TBD?
- Seemed to have public support
- Components TBD:
 - Signage
 - Gateway arch



Goal 3: Connectivity & Sense of Place

Location

DRI Area

Sponsor

Village of Tannersville

Funding / Cost

DRI Funding	~\$100K (TBD)
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Other Funding -

Total Cost ~\$100K (TBD)

Fromer Market Expansion

Overview

Implement Fromer Market Gardens “Farm Hub Strategy.”

- Expansion of the farmstand/store, new cooler/freezer, creation of outdoor gathering spot.
- Site improvements to increase access and add parking (30 spaces)

Updates & Questions

- **Most of project is parking – increased accessibility to farm**



Goal 4: Environmental Leader

Location

6120 Main Street

Sponsor

Hunter Foundation

Funding / Cost

DRI Funding	\$366K
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Other Funding \$500K

Total Cost \$866K

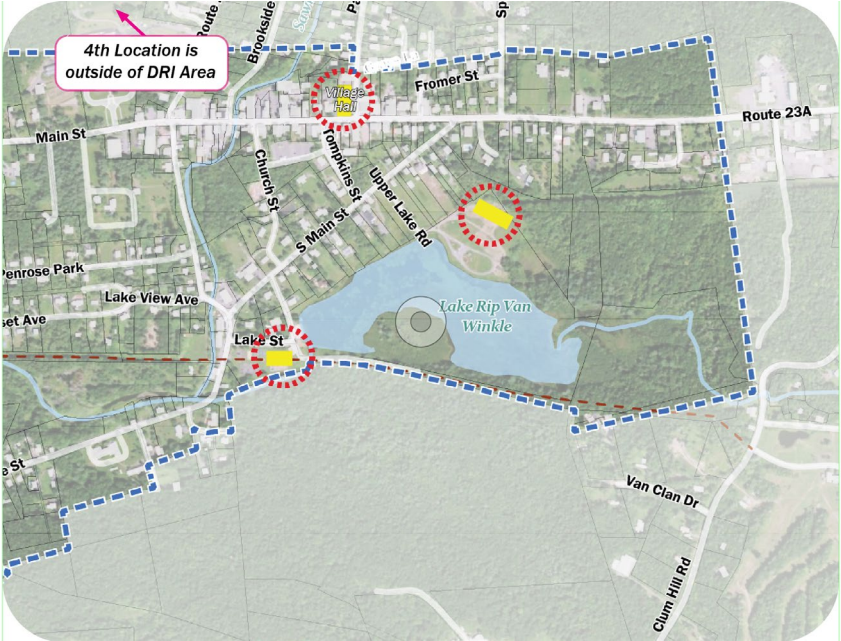
Municipal Solar

Overview

Install solar panels on municipal sites. Improvements would allow full municipal power usage to be covered by solar.

Updates

- One proposed location is outside of the DRI area
- Synergy with parking improvements at lake (potential for expansion of solar sites)



Goal 4: Environmental Leader

Location

DRI Area (four locations)

Sponsor

Village of Tannersville

Funding / Cost

DRI Funding	\$405K
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Other Funding -

Total Cost \$405K

Project Totals By Goal

	DRI Funding	Other Funding	Total Project Cost
Goal 1: Workforce Housing Opportunities	\$3,736,160	\$29,575,471	\$33,311,631
Goal 2: Shopping, Dining, and Arts Destination	\$8,824,140	\$11,676,911	\$20,501,051
Goal 3: Connectivity & Sense of Place	\$2,228,982	\$591,600	\$2,820,582
Goal 4: Green Village	\$771,100	\$500,000	\$1,271,100
Total Cost Estimate for Projects Recommended for DRI Funding	\$15,560,382	\$42,343,982	\$57,904,364

Late submission: Slopes Night Club Renovation and Motel Expansion

Overview

Expand motel room capacity, update the façade, convert heating system to electric and install solar panels.



Notes

- Property was acquired by sponsor in April 2022
- Estimated 25-35 new jobs
- Match is off
- Sponsor indicates that their ability to expand the room capacity and convert to solar will be determined on whether they receive DRI funding
- Timing: sponsor intends to obtain plans, drawings and permits by June 2022, and begin construction right away on restaurant and night club portion.

Location

6002 & 5992 Main Street

Sponsor

Joseph Isaakidis

Funding / Cost

DRI Funding	\$275K
Other Funding	\$230K
Total Cost	\$505K

Projects to Consider Removing from List

Doesn't meet OTHER FUNDING threshold but could be included in Downtown Improvement Fund

- **The Mansion House at Alfie's Renovation and Apartments (\$115K)**
- **Pancho Villa's Renovation (\$195K)**
- **Astor House Renovation (278K)**
- **Mountain Top Library Projects (\$98K)**
- **Top Shelf Renovation (\$110K)**
- **Green Mountain View Inn Renovation (\$230K)**

DRI Funding \$1.179M

Borderline/Lack of Public Support

- **Country K Mixed Use**
- **Jessie's Harvest House Renovation**
- **Dispensary Wellness Project**
- **RV/Motor-Coach Park**
- **Revitalize Mixed-Use Site at 6062 Main Street (\$387K)**
- **Revitalize Mixed-Use Site at 5959 Main Street (\$917K)**

DRI Funding \$1.733M

Weak Projects and Questions about Transformative Nature

- **Melour Resort Play Center and Conference Room (\$315K)**
- **Hospitality Company (\$150K)**

DRI Funding \$186K

Potential Grouping of Scribner's Projects

Combined DRI request is \$2.5M, Other Funding is \$3.8M, Total Cost is \$6.3M.

- 5975 Main Street (\$3.4M)
- 5950 Main Street (\$1.6M)
- 5959 Main Street (\$917K)
- 6062 Main Street (\$387K)



5975 Main Street



5950 Main Street



5959 Main Street



6062 Main Street

Downtown Fund - Eligible Activities

Determine Eligible Activities

- Façade improvements
- Interior renovations for commercial and residential units
- Additional site work
- Improvements at Non-profit or cultural institutions

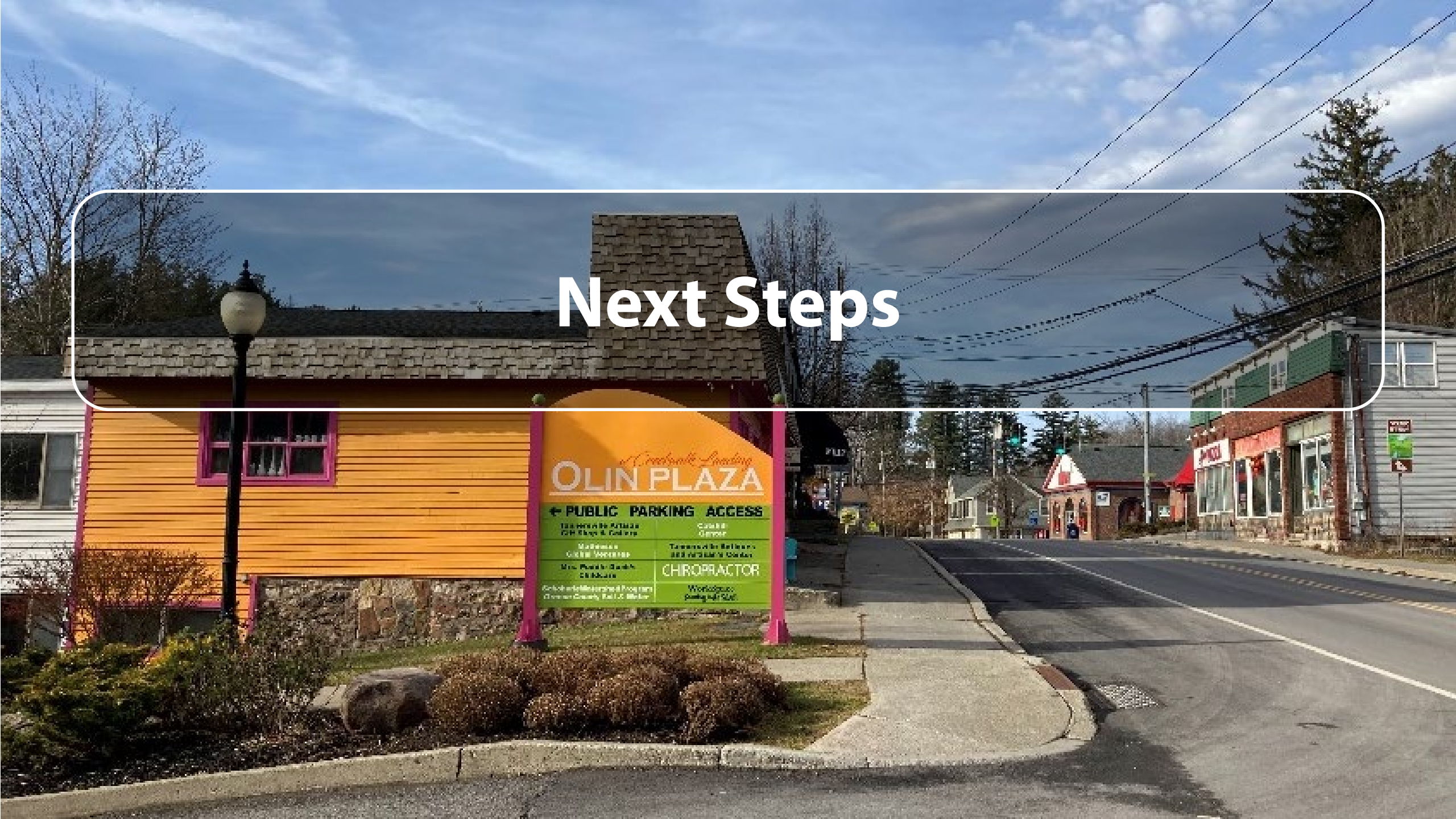
Other Considerations

- Long Term vs. Short Term Housing
- Retail open year-round
- Decarbonization
- Matching requirement (50%?)

QUESTION:

Should DRI funding for all residential projects be limited to long-term housing?

Next Steps



A Cradockville Landing OLIN PLAZA

← PUBLIC PARKING ACCESS

124 West 10th Street
OH Kings & Queens

Case 88
Dinner

Madison's
Cafe & Bakery

Township of Bellmire
888 Veterans Center

Miss. Pouch & Goods
28th Street

CHIROPRACTOR

Crabapple & Honeydew Program
Crown County, Fall & Winter

Workshops
Parking lot 200

Next Steps

- Continue to revise list of preliminary projects, follow up with sponsors.
- LPC to complete project evaluation by Wednesday 5/11 (end of day).
- Launch Instant Input survey.
- **Public Workshop #3**
 - Date: Mid-June (June 13th or 15th?)
 - Location: Tannersville High School “Old Gym”
- **LPC Meeting #5**
 - **Date: June 6, 5-7 pm**
 - Location: Mountain Top Library,





For More Information

www.TannersvilleDRI.com or
www.ny.gov/programs/downtown-revitalization-initiative

Public Comments



NEW YORK
STATE OF
OPPORTUNITY.

**Downtown
Revitalization
Initiative**